

TRANSFER
TAX
PAID44-1-12
38-75

LESTER T. JOLOVITZ

009720

of Waterville, County of Kennebec, State of Maine
 (being co-tenants) for consideration paid, grant to said GEORGE WILLIAMS and MARIE

WILLIAMS, husband and wife

of 15 Boutelle Avenue, Waterville, Maine 04901

with warranty covenants, as joint tenants, the land in Waterville,
 County of Kennebec, State of Maine, bounded and described as follows,
 to wit:

Commencing on the southerly side of Barnet Avenue at a steel pin and the northwest corner of land of Rudolph and Daisy Michaud; thence N 78°06' W along the southerly line of Barnet Avenue a distance of 152 feet, more or less, to the northeast corner of land of Percy B. Smith, Jr. and Natalie S. Smith; thence S 10°42' W along the easterly line of said Smiths a distance of 141.6 feet, more or less, to an iron rod; thence S 78°09' E a distance of 148.6 feet, more or less, to a steel pin and the southwesterly corner of said Michauds; thence N 12°06' E a distance of 141.4 feet, more or less, to the point of beginning.

Meaning and intending to convey Lot #5 and proposed Lynn Street as shown on plan entitled Subdivision of Land of Lester T. Jolovitz approved by the Waterville Planning Board on May 23, 1983 and recorded in Kennebec Registry of Deeds File #E-83062. The above part of Lynn Street was vacated by Order of the Waterville City Council recorded in Kennebec Registry of Deeds Book 3358, Page 182.

Being part of the premises conveyed to Lester T. Jolovitz by Green Acres, Inc. on November 19, 1973 and recorded in Kennebec Registry of Deeds Book 1694, Page 310.

This conveyance is made subject, however, to the following restrictions which will be binding upon the said grantees and all persons claiming or holding under said grantees:

1. That said land shall be used only for residential purposes and not more than one residence and the outbuildings thereof, such as a garage, shall be allowed to occupy said land or any part thereof at any time, nor shall said lots be subdivided or sold or leased in parcels, nor shall any building at any time situate on said land be used for business or manufacturing purposes; that no outbuildings shall be occupied as a residence prior to the construction of the main building.
2. That no house for more than one family and costing less than forty thousand dollars (\$40,000.00) shall be built on said land, and no building, including garages, shall be erected or placed on any part of said land within thirty (30) feet of said Barnet Avenue and within ten (10) feet from any boundary line.
3. That no placards or advertising signs, other than such as relate to the sale or leasing of said lots, shall be erected or maintained on said lots or any building thereon.
4. That no fences or construction of any kind, other than a dwelling shall at any time be erected in any position to interfere with the view from residences on adjoining lots.
5. That no cows, horses, goats, swine, hens or dog kennels shall at any time be kept or maintained on said lots or in any buildings thereon.
6. That if the owner of two or more contiguous lots purchased from the within grantor desires to improve said lots as one lot, that insofar as such contiguous lots are concerned, the foregoing covenants or restrictions shall be construed as applying to a single lot.

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7. The grantor herein does not hold himself responsible for enforcement of the aforementioned restrictions. 38-75

This conveyance is made subject, however, to a thirty (30) foot wide easement to Waterville Sewerage District, dated May 21, 1990 and recorded in Kennebec Registry of Deeds Book 3734, Page 245.

Current real estate taxes are to be prorated between the parties as of the date hereof.

~~Witness my hand and seal this 24th day of May 19 90~~

Witness my hand and seal this

24th

day of May

19 90

Lester T. Jolovitz

The State of Maine

Kennebec

ss.

May 24, 19 90

Then personally appeared the above named Lester T. Jolovitz

and acknowledged the foregoing instrument to be his free act and deed,

1990 MAY 25 AM 9:00

Before me,

Julie L. Bureau

~~Notary Public~~ Notary Public
Julie L. Bureau

WITNESS: *Thomas R. Bureau*
REGISTER OF DEEDS